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HOLDINGS
INDUSTRIAL

Bluff 55 Commerce Center
224,667 SF Spec Building
17524 Bluff Road, Woodridge, IL



READY FOR OCCUPANCY

Property Highlights

Building Size (SF): 224,667
Clear Height: 36'

Bluff 55 Commerce Center, located in the heart of Chicago's premier I-55 Industrial Corridor, is a prime location for businesses of all types. It offers streamlined access to multiple interstate highways and top-of-market building features. Moreover, this area has an extremely high concentration of brand-name logistics, distribution, and manufacturing companies already. Finally, the I-55 Corridor benefits from low Will County real estate taxes, making it an economically advantageous choice for expanding businesses.

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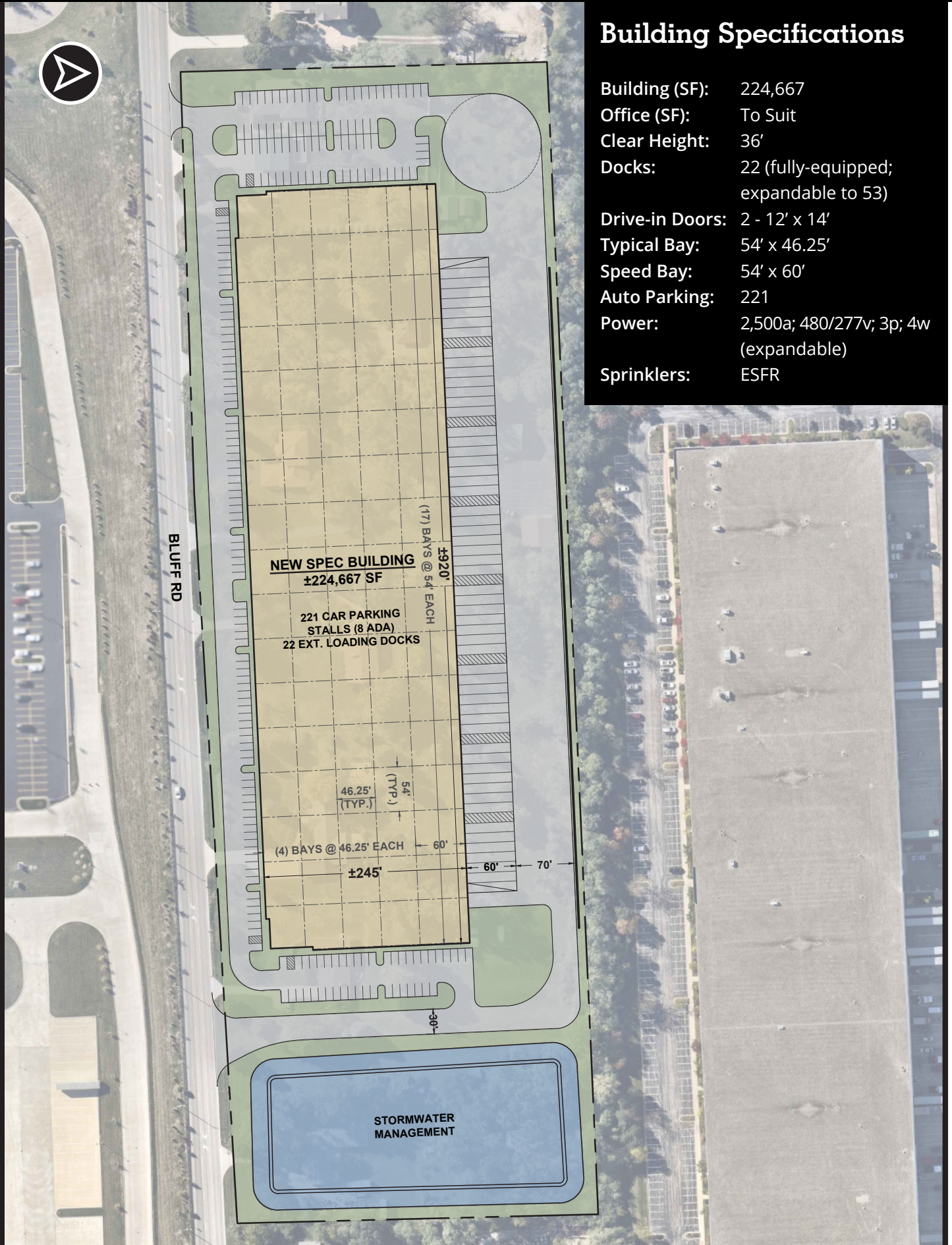
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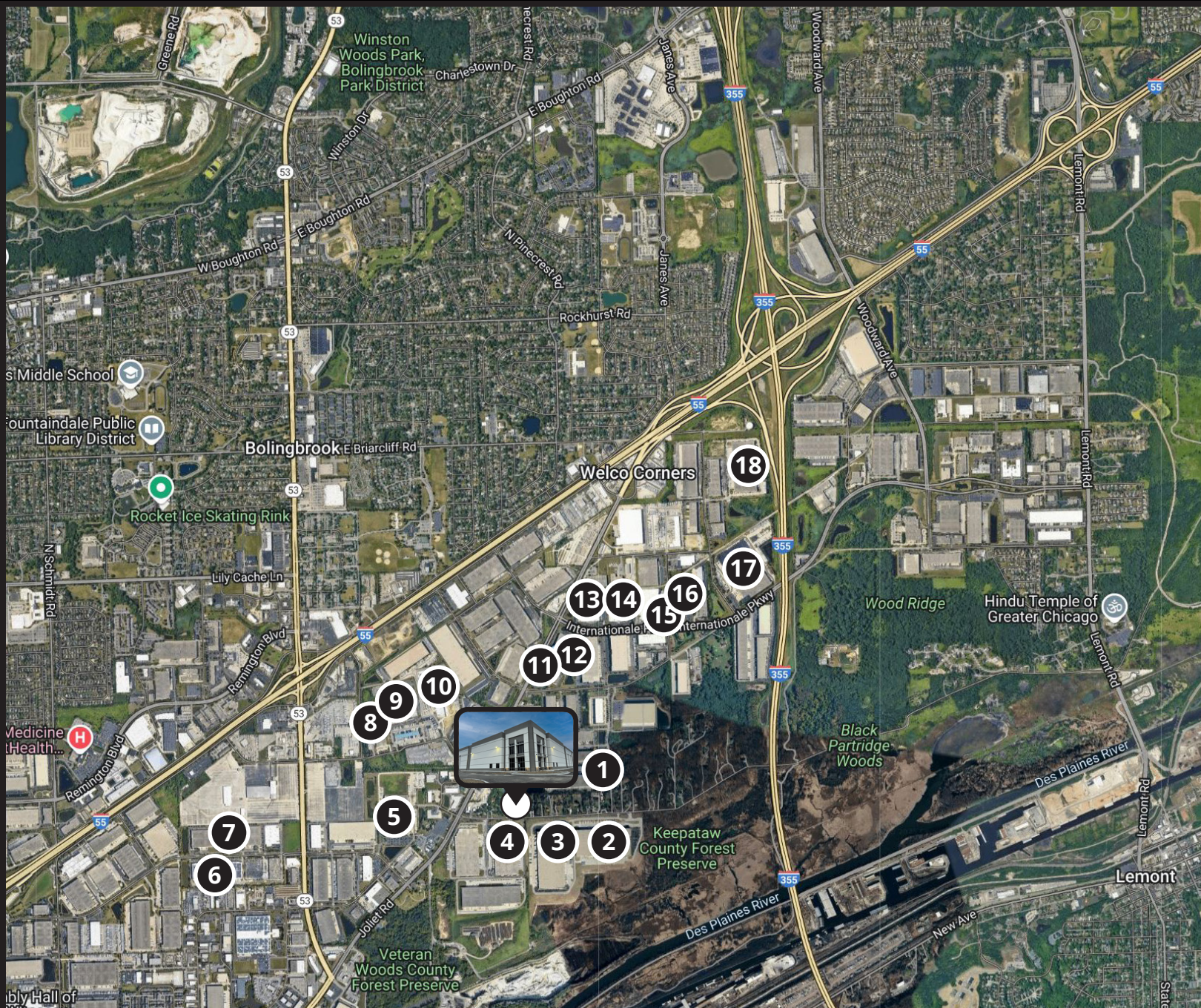
PROPOSED SITE PLAN

Building Specifications

Building (SF):	224,667
Office (SF):	To Suit
Clear Height:	36'
Docks:	22 (fully-equipped; expandable to 53)
Drive-in Doors:	2 - 12' x 14'
Typical Bay:	54' x 46.25'
Speed Bay:	54' x 60'
Auto Parking:	221
Power:	2,500a; 480/277v; 3p; 4w (expandable)
Sprinklers:	ESFR

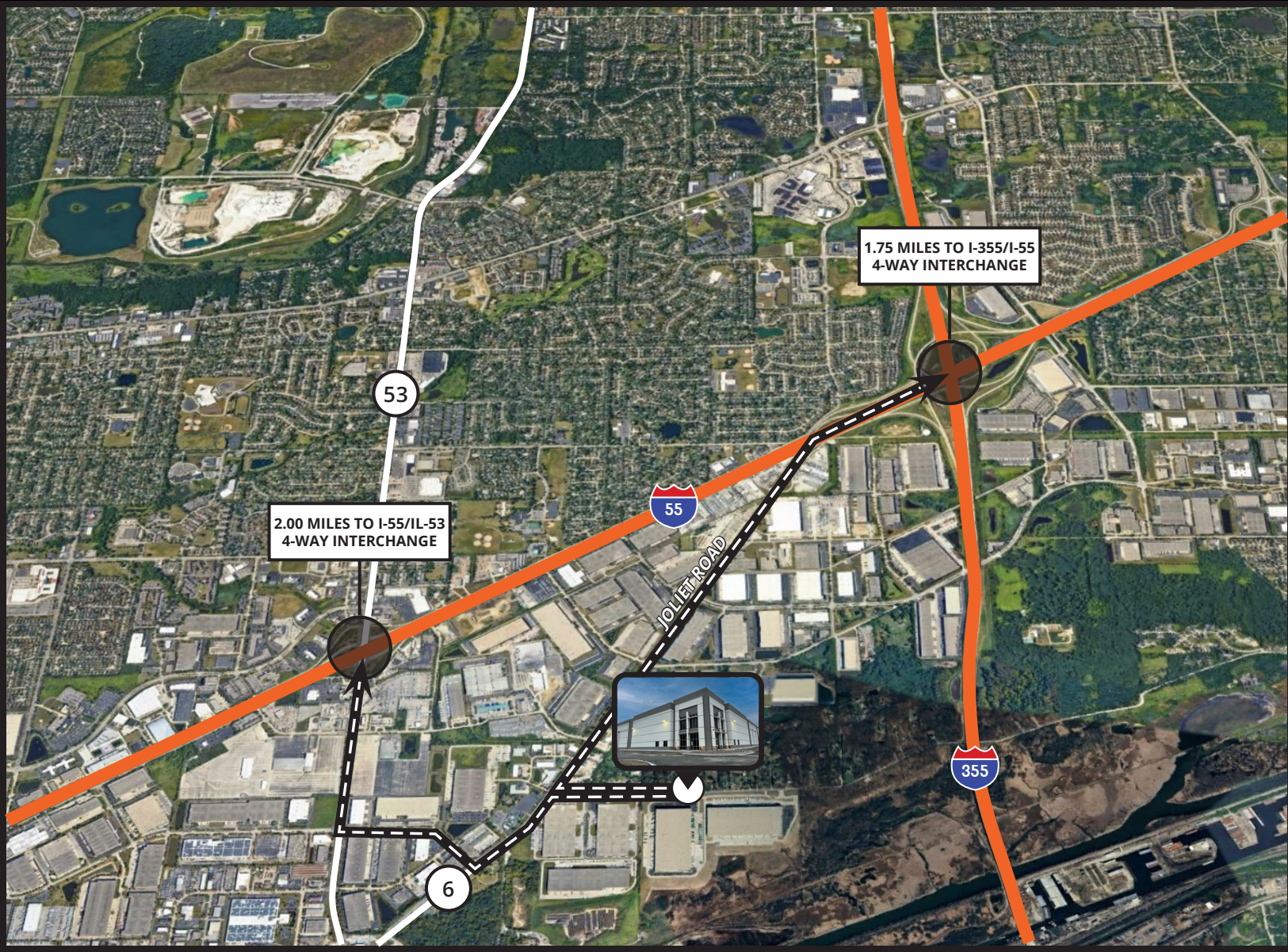


CORPORATE NEIGHBORS



- | | | |
|---------------------------|--------------------|----------------------------|
| ① RJW Logistics | ⑦ Ty, Inc. | ⑬ Ryder Systems |
| ② RJW Logistics | ⑧ NFI | ⑭ Gerber Plumbing Fixtures |
| ③ Geodis | ⑨ Diageo | ⑮ Graham Packaging |
| ④ Wrigley | ⑩ Turano Bread | ⑯ WestRock |
| ⑤ Southern Wine & Spirits | ⑪ GBS Distributors | ⑰ Bridgestone |
| ⑥ G&W Electric | ⑫ APL Logistics | ⑱ Pactiv |

ACCESS MAP



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